

NEWS RELEASE

CMMT's 2Q 2015 net property income rises 2.4% year-on-year
Portfolio set to further strengthen with the addition of
Tropicana City Mall and Tropicana City Office Tower in July

Kuala Lumpur, 16 July 2015 – CapitaMalls Malaysia REIT Management Sdn. Bhd. (“CMRM”), the manager of CapitaMalls Malaysia Trust (“CMMT”), is pleased to announce that CMMT achieved a net property income (“NPI”) of RM52.4 million for the quarter ended 30 June 2015 (“2Q 2015”), 2.4% higher than the RM51.2 million for the same period last year (“2Q 2014”). This was on the back of the full quarter contribution from East Coast Mall which completed its two-year asset enhancement programme at end-2014, as well as higher rental reversions from many new and renewed leases.

CMMT's distribution per unit (“DPU”) for 2Q 2015 was 2.18 sen, bringing the total DPU for the period from 1 January to 30 June (“1H 2015”) to 4.43 sen per unit. The annualised DPU of 8.93 sen for 1H 2015 translates to an annualised distribution yield of 6.6% based on CMMT's closing price of RM1.35 per unit on 15 July 2015. The total distribution to be paid on 7 August 2015 will comprise of DPU of 4.43 sen for 1H 2015 as well as an advance DPU of 0.18 sen for the period from 1 July to 8 July 2015¹ following the placement of new CMMT units, thereby totalling 4.61 sen.

Mr David Wong Chin Huat, Chairman of CMRM, said: “The Malaysian economy grew 5.6% in the first quarter of 2015². However, there was a temporary negative impact in the second quarter as consumers adjusted to the implementation of the Goods and Services Tax in April. We expect retail sales to pick up in the last quarter of the year. As CMMT malls are largely focused on day-to-day necessity shopping, they have proven resilient through economic cycles in the past and should continue to do so.”

Ms Low Peck Chen, CEO of CMRM, said: “For the quarter under review, East Coast Mall achieved stellar NPI growth of 27.9% following the completion of its two-year asset enhancement programme while Gurney Plaza and The Mines continued their steady performances, registering NPI growth of 7.2% and 9.2% respectively. As part of our on-going improvements of our malls, we have installed digital directories and completed landscape improvement works including an amphitheatre at Gurney Plaza. At Sungei Wang Plaza, we introduced a chic and eclectic fashion corner on the sixth floor and it also houses Snips College of Creative Arts. To further enhance the shopping experience and help drive shopper traffic, we will be introducing CAPITASTAR, a shopper loyalty programme, in the third quarter. This multi-mall, multi-store cardless reward programme will start off with

¹ Period before the placement of new CMMT units for the acquisition of Tropicana City Mall and Tropicana City Office Tower.

² Source: Bank Negara Malaysia, 15 May 2015.

Gurney Plaza. We also have an initiative across all our malls to excite and reward our shoppers with exciting prizes coming up soon.”

“On 10 July 2015, we completed the acquisition of Tropicana City Mall and Tropicana City Office Tower. We are confident that the new addition of this quality asset that will further strengthen the CMMT portfolio and provide greater income diversification. With our proven track record in proactive asset enhancement and retail management, we are confident that we can further maximise the potential of the asset and extract value for our unitholders.”

Summary of CMMT's results

Periods: 1 April to 30 June (“2Q”) and 1 January to 30 June (“1H”)

	2Q 2015	2Q 2014	Change (%)	1H 2015	1H 2014	Change (%)
Gross revenue (RM'000)	79,616	78,223	1.8	160,599	157,195	2.2
Net property income (RM'000)	52,442	51,230	2.4	106,041	103,711	2.2
Distributable income (RM'000)	38,782	39,251	(1.2)	78,809	80,456	(2.0)
DPU (sen)						
For the period	2.18	2.21	(1.4)	4.43	4.53	(2.2)
Annualised DPU	8.74	8.86	(1.4)	8.93	9.14	(2.2)
Annualised distribution yield	6.5% ³	5.9% ⁴	8.7	6.6% ³	6.1% ⁴	7.8

About CapitaMalls Malaysia Trust (www.capitamallsmalaysia.com)

CapitaMalls Malaysia Trust (“CMMT”), listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010, is a shopping mall-focused real estate investment trust (“REIT”) in Malaysia with an income- and geographically-diversified portfolio of four shopping malls.

These quality shopping malls are strategically located in key urban centres across Malaysia: Gurney Plaza in Penang, a majority interest in Sungei Wang Plaza in Kuala Lumpur, The Mines in Selangor, and East Coast Mall in Kuantan, Pahang. The portfolio has a total net lettable area of over 2.5 million square feet (“sq ft”). As at 30 June 2015, the total asset size of CMMT is about RM3.5 billion.

CMMT is managed by CapitaMalls Malaysia REIT Management Sdn. Bhd. – a joint venture between CapitaLand Limited, one of Asia’s largest real estate companies headquartered and listed in Singapore, and Malaysian Industrial Development Finance Berhad (“MIDF”).

³ Based on closing price of RM1.35 per unit on 15 July 2015.

⁴ Based on closing price of RM1.49 per unit on 16 July 2014.

IMPORTANT NOTICE

The past performance of CMMT is not indicative of the future performance of CMMT. Similarly, the past performance of CMRM (“the Manager”) is not indicative of the future performance of the Manager.

The value of units in CMMT and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their units while the units are listed. It is intended that holders of units may only deal in their units through trading on Bursa Malaysia Securities Berhad (“Bursa Securities”). Listing of the units on Bursa Securities does not guarantee a liquid market for the units.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

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